



ROYAL FOX

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- **Character Cottage**
- **Contemporary Interior**
- **Superbly Appointed**
- **Two Bedrooms**
- **Quiet Backwater Position**
- **Stylish Kitchen**
- **Study/Guest WC**
- **Two Parking Spaces**
- **Gas Central Heating**



BEAUTIFULLY APPOINTED CONTEMPORARY CHARACTER COTTAGE - TWO DOUBLE BEDROOMS - MODERN INTERIOR - QUIET BACKWATER LOCATION IN HEART OF HARTFORD - TWO PRIVATE PARKING SPACES - EXCLUSIVE SMALL DEVELOPMENT.....

Royal Fox Estates are extremely pleased to offer to the open market this outstanding cottage that provides a high quality modern interior yet retains much of its original character and charm. The property features gas fired central heating (combination system) and UPVC double glazed windows.

ACCOMMODATION - Comprising briefly: entrance hallway, study/utility, guest WC, living room with exposed beams and built in storage, luxury fitted dining kitchen with large centre island, integrated appliances and Bi-folding doors that open to the front courtyard. Two generous first floor bedrooms and a combined bathroom/WC.

OUTSIDE - The cottage enjoys two private parking spaces, gated courtyard with additional parking if required and an outside store.

LOCATION - Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible.



**41 School Lane
Hartford Northwich**

**Guide Price
£320,000**



Property Information

- *Approx. Sq ft - 1,110 - Sq m - 103.2*
- *Freehold*
- *Council Band -*
- *EPC Rating - D*
- *Services - Mains - Gas - Electric - Water – Sewer*
- *Parking - Two Spaces*

Accommodation

Entrance Hallway

Study/Utility 8' 5" x 5' 10" (2.56m x 1.78m)

Guest WC 3' 4" x 5' 10" (1.01m x 1.78m)

Living Room 13' 9" x 13' 0" (4.18m x 3.95m)

Dining Kitchen 13' 9" x 15' 5" (4.18m x 4.69m)

First Floor Landing

Bedroom One 19' 1" x 15' 5" (5.82m x 4.69m)

Bedroom Two 10' 8" x 7' 7" (3.25m x 2.30m)

Bathroom/WC 10' 2" x 5' 2" (3.10m x 1.58m)





*"Put your property
in our hands..."*



*"Ultimate Estate
Agency....From The Fox"*

Viewings : Northwich Office
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e: info@royalfox.co.uk







Directions

From Northwich leave along the A559 Chester Road, pass Greenbank railway station and continue towards Hartford Green. At the traffic lights turn left onto School Lane pass the village green on your right. At the corner with the Hart If Hartford turn left. No.41 is located at the end of the cul-de-sac on the right hand side.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Band - C
- Parking - Two Parking Spaces





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.